

Non-Residential Permit Fee Estimator Work Sheet

(Please note that other fees may apply to your permit such as Development Excise Taxes and Plant Investment Fees)

Valuation

Valuation is used to calculate building permit fees, plan check fees, and construction use taxes. Valuation is calculated by taking the national average of per square foot costs for materials and labor, as adjusted for the city of Boulder, and multiplying that cost by the number of square feet for each use in the project.

To calculate valuation, complete Steps 1-5 below for each use type included in the project. For a remodel only, skip to REMODEL section.

USE			TYPE OF WORK		
Use Type			Scope	Specific Use	Construction Type
<input type="checkbox"/> Amusement/Recreational	<input type="checkbox"/> Office - Technical	<input type="checkbox"/> Carport - Attached	<input type="checkbox"/> Addition	<input type="checkbox"/> Finished Basement	<input type="checkbox"/> I-A
<input type="checkbox"/> Commercial/Retail	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Carport - Detached	<input type="checkbox"/> New	<input type="checkbox"/> Mini-Warehousing	<input type="checkbox"/> I-B
<input type="checkbox"/> Financial Institution	<input type="checkbox"/> Personal Service	<input type="checkbox"/> Deck	<input type="checkbox"/> Core & Shell	<input type="checkbox"/> Unfinished Basement	<input type="checkbox"/> II-A
<input type="checkbox"/> Government Uses	<input type="checkbox"/> Religious Assembly	<input type="checkbox"/> Garage - Attached	<input type="checkbox"/> Remodel		<input type="checkbox"/> II-B
<input type="checkbox"/> Hospital/Institutional	<input type="checkbox"/> Research & Dev.	<input type="checkbox"/> Garage - Detached	<input type="checkbox"/> Repair		<input type="checkbox"/> III-A
<input type="checkbox"/> Manufactured/Mobile Home	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Patio Cover	<input type="checkbox"/> Tenant Finish		<input type="checkbox"/> IV
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> School/Educational	<input type="checkbox"/> Porch	<input type="checkbox"/> Tenant Remodel		<input type="checkbox"/> V-A
<input type="checkbox"/> Medical & Dental Clinics	<input type="checkbox"/> Service Industrial	<input type="checkbox"/> Public Works/Utilities			<input type="checkbox"/> V-B
<input type="checkbox"/> Motel/Hotel/B&B	<input type="checkbox"/> Service Station	<input type="checkbox"/> Shed			
<input type="checkbox"/> Multi-Family Dwellings	<input type="checkbox"/> SF Attached Dwelling	<input type="checkbox"/> Shop			
<input type="checkbox"/> Office - Administrative	<input type="checkbox"/> Warehousing	<input type="checkbox"/> Swimming Pool			
<input type="checkbox"/> Office - Professional	<input type="checkbox"/> Wholesale	<input type="checkbox"/> Telecommunications			

To calculate valuation complete the following:

Step 1: Complete the data fields below using the options listed in the above chart.

Step 2: Enter the valuation rate obtained in the Construction Permit Valuation Rates document. In the document, go to:

- ▶ Non-Residential Section
- ▶ Use Type
- ▶ Scope and Specific Use
- ▶ Construction Type
- ▶ Increase valuation rate by 5% for the following structures over three stories: financial institutions, government uses, hospitals, motels and hotels, offices, and parking garages.

Step 3: Enter the number of square feet for this use.

Step 4: Multiply the valuation rate by the number of square feet. (Note: If only one use type is identified, then the result is the valuation and you may skip to the building permit and plan check fee section. If more than one use type is identified, continue with calculating each subtotal in the sections below.)

Step 5: After the valuation is determined for each use type, add each subtotal together.

STEP 1			
Use Type	Scope	Specific Use	Construction Type
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> STEP 2 \$ _____ (Valuation Rate) </div> <div style="text-align: center;"> STEP 3 x _____ s.f. = (Number of Square Feet) </div> <div style="text-align: center;"> STEP 4 = \$ _____ (Subtotal Valuation) </div> </div>			

Repeat the steps below if more than one use type is identified.

STEP 1					
Use Type	Scope	Specific Use	Construction Type	Square Feet	Stories
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> STEP 2 \$ _____ (Valuation Rate) </div> <div style="text-align: center;"> STEP 3 x _____ s.f. = (Number of Square Feet) </div> <div style="text-align: center;"> STEP 4 = \$ _____ (Subtotal Valuation) </div> </div>					

STEP 1					
Use Type	Scope	Specific Use	Construction Type	Square Feet	Stories
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;"> STEP 2 \$ _____ (Valuation Rate) </div> <div style="text-align: center;"> STEP 3 x _____ s.f. = \$ _____ (Number of Square Feet) </div> <div style="text-align: center;"> STEP 4 (Subtotal Valuation) </div> </div>					

STEP 1					
Use Type	Scope	Specific Use	Construction Type	Square Feet	Stories
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;"> STEP 2 \$ _____ (Valuation Rate) </div> <div style="text-align: center;"> STEP 3 x _____ s.f. = \$ _____ (Number of Square Feet) </div> <div style="text-align: center;"> STEP 4 (Subtotal Valuation) </div> </div>					

STEP 5

Step 4 Subtotal	\$ _____
Step 4 Subtotal	\$ _____
Step 4 Subtotal	\$ _____
Step 4 Subtotal	\$ _____
TOTAL	\$ _____

Remodel

Please enter your valuation estimate for the total cost of materials and labor: \$ _____. This valuation estimate will be used to calculate the building permit fee and plan check fee.

Building Permit Fee

A building permit fee is calculated by using the following table which utilizes the valuation (cost of construction) to determine the fees.

Valuation	Fees
\$500.00 or less	\$26.50
\$500.01 through \$2,000.00	\$26.50 for the first \$500.00 plus \$3.45 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 through \$25,000.00	\$77.50 for the first \$2,000.00 plus \$15.70 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 through \$50,000.00	\$438.30 for the first \$25,000.00 plus \$11.30 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 through \$100,000.00	\$720.30 for the first \$50,000.00 plus \$7.85 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 through \$500,000.00	\$1,111.90 for the first \$100,000.00 plus \$6.25 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,000.01 through \$1,000,000.00	\$3,618.40 for the first \$500,000.00 plus \$5.30 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up	\$6,275.70 for the first \$1,000,000.00 plus \$4.05 for each additional \$1,000.00 or fraction thereof.

For example, if the valuation for a non-residential project is \$55,555.00 the building permit fee would be \$767.40. The fee is calculated by taking \$720.30 for the first \$50,000 in valuation plus \$47.10 (\$7.85 for each additional \$1,000.00 or fraction thereof equates to \$7.85 x 6 = \$47.10).

Valuation = \$ _____

Building Permit Fee = \$ _____

Plan Check Fee

The plan check fee for initial multi-family and non-residential applications is calculated at 65% of the building permit fee.

\$ _____ X .65 = \$ _____

(Building Permit Fee)

(Plan Check Fee)

For example, if the building permit fee for a non-residential project is \$767.40 the plan check fee would be \$498.81 (\$767.40 x .65 = \$498.81).

Sales and Use Tax

Sales and Use Tax is calculated by taking 50% of the valuation and multiplying the result by 4.06% (tax rate).

$$\begin{array}{ccccccc} \$ & \underline{\hspace{2cm}} & \times .50 = \$ & \underline{\hspace{2cm}} & \times .0406 = \$ & \underline{\hspace{2cm}} \\ & \text{(Valuation)} & & \text{(50\% of Valuation)} & & \text{(Sales and Use Tax)} \end{array}$$

For example, if the valuation for a non-residential project is \$55,555.00 take 50% of the valuation or \$27,777.50 and multiply it by .0406 (tax rate). The Sales and Use Tax would be \$1,127.77 (\$27,777.50 x .0406).

Electrical Permit

This fee is based on labor and materials and is paid in addition to the building permit fee. Fees are based on the total cost of the electrical installation, including labor and electrical materials.

Valuation	Fees
\$300.00 or less	\$40.40
\$300.01 through \$3,000.00	\$48.00
\$3,001.00 and above	\$18.50 per \$1,000.00 of total valuation or fraction thereof
Mobile Home Spaces (No tax)	\$40.40 per space
Temporary Construction Power Permit	\$34.35

For example, if the valuation for the total cost of the electrical installation, including labor and materials, is \$2,500.00 the fee would be \$48.00.

Electrical valuation: \$ _____

Electrical fee: \$ _____

Mechanical Permit

This fee is based on the value of the mechanical materials and labor to build the structure. It is for all mechanical inspections throughout the project and is paid at time of permit purchase.

Valuation	Fees
\$100.00 or less	\$12.85
\$100.01 through \$400.00	\$15.85
\$400.01 through \$800.00	\$18.80
\$800.01 and above	\$18.80 for first \$800.00 plus \$3.55 for each additional \$100.00 or fraction thereof

For example, if the valuation for the mechanical materials and labor is \$500.00 the fee would be \$18.80.

Mechanical valuation: \$ _____

Mechanical fee: \$ _____

Fire Systems Permit

For fire suppression, sprinkler system and hoods, the mechanical permit fee schedule above applies. For fire alarm detection systems, the general building permit fee schedule applies per applicant's valuation.

For example, if the valuation for a sprinkler system is \$700.00 the fee using the mechanical permit fee schedule would be \$18.80.

Fire Suppression, Sprinkler System and Hood valuation: \$ _____ Fire System fee: \$ _____

For example, if the valuation for a fire alarm detection system is \$400.00 the fee using the building permit fee schedule is \$26.50.

Fire Alarm Detection System valuation: \$ _____

Fire System fee: \$ _____

Plumbing Permit

This fee is based on the value of the plumbing materials and labor to build the structure. It is for all plumbing inspections throughout the project and is due at time of permit purchase. Additional utility fees may apply, please refer to pages 12-16 in the Schedule of Fees.

Remodel or add fixtures to One Dwelling Unit: \$32.30

Valuation	Fees
\$100.00 or less	\$12.85
\$100.01 through \$400.00	\$15.85
\$400.01 through \$800.00	\$18.80
\$800.01 and above	\$18.80 for first \$800.00 plus \$3.55 for each additional \$100.00 or fraction thereof

For example, if the valuation for the plumbing materials and labor is \$425.00 the fee would be \$18.80.

Plumbing valuation: \$ _____

Plumbing fee: \$ _____

Grading Plan Review

Cubic Yards	Fees
50 cubic yards or less	No Fee
51 through 100 cubic yards	\$17.60
101 through 1,000 cubic yards	\$26.45
1,001 through 10,000 cubic yards	\$35.20
10,001 through 100,000 cubic yards	\$35.10 for first 10,000 cubic yards plus \$17.60 for each additional 10,000 cubic yards or fraction thereof.
100,001 through 200,000 cubic yards	\$194.00 for first 100,000 cubic yards plus \$10.50 for each additional 10,000 cubic yards or fraction thereof.
200,001 cubic yards or more	\$299.50 for first 200,000 cubic yards plus \$5.25 for each additional 10,000 cubic yards or fraction thereof.

For example, if 900 cubic yards of soil is part of the project scope then the fee would be \$26.45.

Grading plan review: _____ cubic yards

Grading plan fee: \$ _____

Grading Permit Fees

Cubic Yards	Fees
50 cubic yards or less	\$17.60
51 through 100 cubic yards	\$26.45
101 through 1,000 cubic yards	\$26.45 for first 100 cubic yards plus \$11.90 for each additional 100 cubic yards or fraction thereof.
1,001 through 10,000 cubic yards	\$137.40 for first 1,000 cubic yards plus \$10.50 for each additional 1,000 cubic yards or fraction thereof.
10,001 through 100,000 cubic yards	\$232.55 for first 10,000 cubic yards plus \$47.50 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$660.75 for first 100,000 cubic yards plus \$26.45 for each additional 10,000 cubic yards or fraction thereof.

For example, if 900 cubic yards of soil is part of the project scope then the fee would be \$121.65. The fee is calculated by taking \$26.45 for the first 100 cubic yards plus \$95.20 (\$11.90 for each additional 100 cubic yards or fraction thereof equates to $\$11.90 \times 8 = \95.20).

Grading permit: _____ cubic yards

Grading permit fee: \$ _____